

City of Tillamook Planning Commission Minutes
May 17, 2012

Commission Members Present:

Jan Stewart, Chairperson

Ray Jacobs

Nick Hahn

Aaron Palter

Tamra Jacobs

Charlotte Phillips

Staff Present:

David Mattison, City Planner

Lynda Casey, City Staff

Paul Wyntergreen, City Manager

Guests Presents:

None

I. CALL TO ORDER: Chairperson Stewart called the City of Tillamook Planning Commission meeting to order at 7:08 P.M.

II. ROLL CALL: All Planning Commission members present.

III. PUBLIC COMMENT: Disclosure Read into record

IV. HEARINGS OF CITIZENS AND DELEGATIONS:

Chairperson Stewart read the Hearing Disclosure Statement. There was no bias, exparte contact, or conflict of interest from the Planning Commission members and no objections from the audience.

V. PUBLIC HEARINGS:

1) Site Plan Review #SP-12-02 and Variance #V-12-01:

Preliminary Findings and Conclusions were read into the record by **D. Mattison**. Letter of Concern from **Dave Stewart**, Habitat Conservation Biologist, Oregon Department of Fish and Wildlife was read into the record regarding riparian setbacks. Comments from City Manager **Paul Wyntergreen** and Tillamook City Public Works Director **Arley Sullivan** regarding Tillamook City concerns and comments were read into the record. **Matt Caswell**, Oregon Department of Transportation sent a letter but there were no concerns. Letters from the applicant with objections to certain conditions were read into the record.

There was Planning Commission discussion. Condition #4 was discussed as was addressed in letters from the applicant and the engineer in the record. **D. Mattison** noted he felt comfortable with the wording in the letter from the engineer for Condition #4.

Jerry Basinger, Baysinger Partners Achitecture, 1006 SE Grande Avenue, #300, Portland OR 97214 presented a power point to the Planning Commission.

Jeremy McPherson, 1128 SW 12th Dr. Portland OR 97219, Civil Engineer for Goodwill

spoke with the Planning Commission about concerns and answered questions of the commission members.

Chair Stewart asked for testimony. **Mr. McPherson** gave testimony in support of the application. There was no further support testimony.

There was neutral testimony from City Manager **Paul Wyntergreen** explaining certain conditions that arose concerning a nearby ditch.

There was no further neutral testimony. There was no testimony in opposition.

Chairperson Stewart closed the Public Hearing

There was Planning Commission discussion including questions and comments to the applicant and applicant response. Discussion topics included the establishment of an LID pertaining to the ditch maintenance issue, Condition #4 regarding the City of Tillamook/Bay City waterline intertie, and the Ashley Inn berm and hydrology study. There was conversation about encroachment included in the record of which **Mr. McPherson** stated there would not be any light encroachment in the riparian area of this project.

Chairperson Stewart called for a motion.

- **C. Phillips made a motion to approve Site Plan #SP-12-02 and Variance V-12-01 in accordance with the staff's Finding of Facts and Conclusions with a change in item #4 as read into the record and as referred to in the letters from the applicant and engineer and that a waiver of remonstrance for the future establishment of an LID for maintenance of the ditch be added as Condition #10. R. Jacobs seconded the motion. T. Jacobs added a friendly amendment for the findings on page 6 and 7 with an exception to the removal of the invasive vegetation, reseeding of affected areas and installation of 2 light pole bases. C. Phillips accepted the friendly amendment. R. Jacobs seconded the motion. Chairperson Stewart called for the vote. N. Hahn voted aye. A. Palter voted aye. R. Jacobs voted aye. T. Jacobs voted aye. C. Phillips voted aye. The motion carried unanimously.**

Chairperson Stewart noted there is a 10 day appeal period from the date the decision is signed.

There was a 5 minute recess called.

V. ITEMS OF HIGH PUBLIC INTEREST:

- (1) Heritage Tree List: D. Mattison** commented the Heritage Tree list was a work in progress and will require further research. There was discussion. The Planning Commission members will help with this list.

- (2) **Zoning Ordinance Amendments:** **P. Wyntergreen** asked the Planning Commission to expedite the amendments to the Zoning Ordinance to move forward with notification to the State of Oregon as soon as possible.

VI. ITEMS OF COMMISSION CONCERN:

There was Planning Commission discussion about forming a time deadline for new evidence submitted by an applicant and that the applicant would have the right to oppose and possibly get a continuance. The By-laws will be reviewed.

T. Jacobs asked if property owners had been contacted regarding the prior discussion of park names. **D. Mattison** said no.

T. Jacobs asked about the Neighborhood Revitalization Overlay originally presented by **Don Hurd** of TURA. This was discussed.

VII. ANNOUNCEMENTS:

D. Mattison noted he has a DLCD training sessions which can be loaded on a flash drive for anyone interested. The archived Planning Commission trailing sessions are also online.

VIII: ADJOURNMENT:

With no further discussion or any objections, the meeting was adjourned by **Chairperson Stewart** at 10:00 p.m.

Prepared by:
Debbi Reeves
Executive Assistant

Approval Acknowledged by:

SIGNATURE ON FILE

Jan Stewart, City Planning Commission Chairperson